

++NEW++ Energy-efficient, great layout, U1, many communal rooms



Objektnummer: 63021

Eine Immobilie von Adonia Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2019
Zustand:	Gepflegt
Alter:	Neubau
Wohnfläche:	92,80 m ²
Zimmer:	4
Bäder:	2
WC:	2
Keller:	2,61 m ²
Heizwärmebedarf:	A 25,86 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,83
Kaufpreis:	749.000,00 €

Ihr Ansprechpartner



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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.















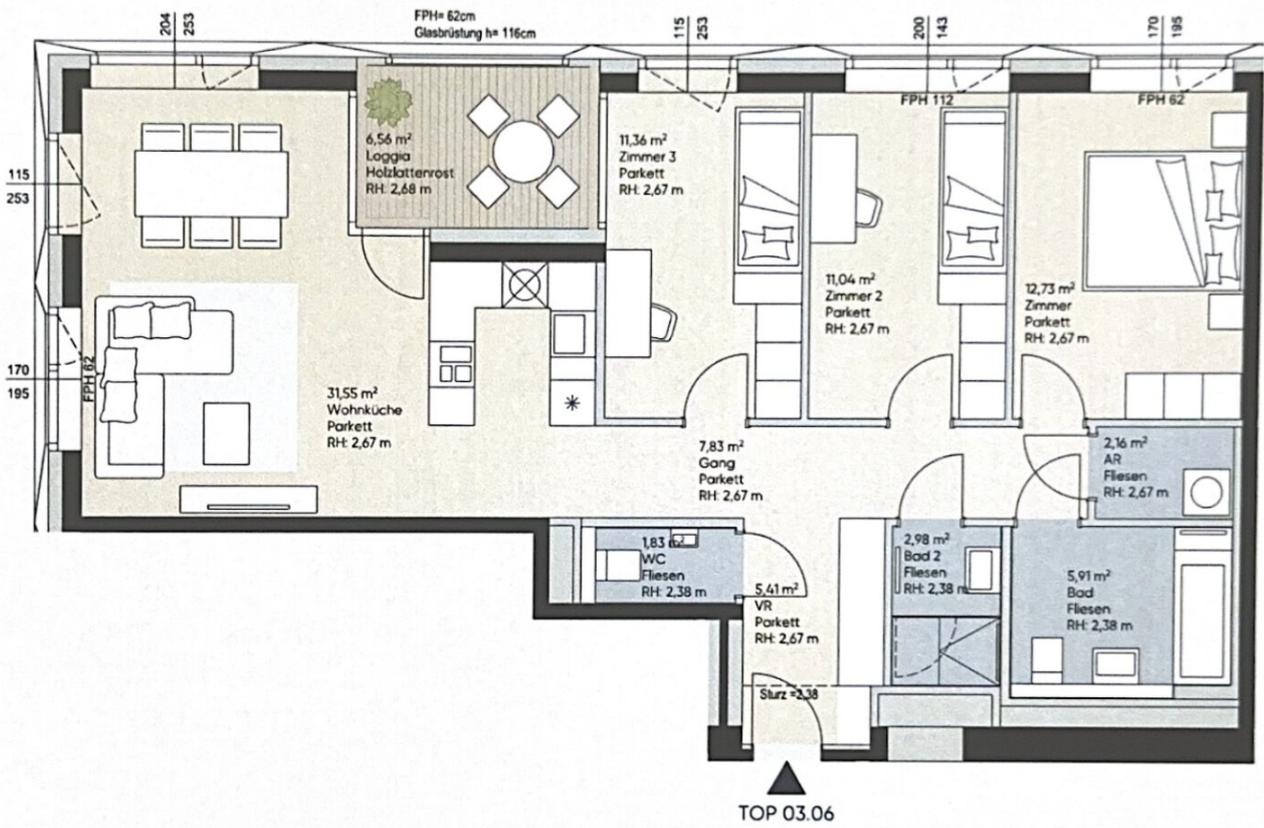












Objektbeschreibung

For sale is this newly built, approximately 93 sq m, 4-room apartment with a loggia in a very desirable location in Vienna's 22nd district, on the 3rd floor of a modern new building.

*****To arrange a viewing appointment, please send us a written inquiry! (We will respond reliably the same day!)****

Layout:

- Entrance hall (all rooms accessible from the central entrance)
- Storage room
- Toilet
- 2 bathrooms, one with a second toilet
- Eat-in kitchen including a fully equipped kitchen
- 3 bedrooms
- Loggia accessible from the living room.

The furniture can be purchased by arrangement.

Condition:

The property was built a few years ago and has been occupied and maintained by the current owners.

Features:

- Underfloor heating
- Parquet flooring
- High-quality bathroom fixtures
- Outdoor space

Building:

The property is located on the 3rd floor of a modern high-rise building. An elevator is, of course, available. Likewise, there is a sauna, a pool, a fitness room, and other amenities such as bookable, fully equipped common areas.

Location and Infrastructure

The apartment is located in a sought-after area of the 22nd district with excellent infrastructure and international amenities.

Infrastructure:

- Shopping: Numerous shops for daily needs (Spar supermarket right outside, supermarkets, pharmacies, banks, restaurants) are located nearby.
- Donau Zentrum: In the immediate vicinity, hundreds of shops, restaurants, stores, and entertainment options.
- Leisure: 5-10 minutes to the Old Danube (swimming, boating, etc.), ice rink, green spaces, trampoline park, cinema in the Donau Zentrum, and much more.

Transportation:

- Subway: 1-2 minutes to U1 Kagran - direct connection to the city center & the UN City
- Tram: Line 25
- Bus: Lines 22A, 26A, 27A, 93A, 94A

You can reach Vienna's city center directly in approximately 15 minutes using public transportation.

Price:

The asking price for this apartment is €749,000 (free of encumbrances).

Should you have any questions or wish to schedule a viewing, please do not hesitate to contact me. (Email is preferred.)

To arrange a viewing, please send us an email.

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managers in the residential sector. We are proud to have won the gold IMMY for 2019!

Many thanks to our clients! Our company has also been recognized as Best Start-Up and as a Quality Real Estate Agent in 2015, 2018, 2019, and 2020!

Please note that after contacting Adonia Immobilien, you should not inquire about this property with any other real estate agency. Thank you!

Not all of our properties are listed on the usual platforms. We look forward to your visit to our website at **adonia.at**.

We expressly disclose our close business relationship with the seller. However, this does not affect our legal obligations as a dual agent. Errors and omissions excepted.

All information published here is based on information provided to us by the seller and was not independently verified.

Our General Terms and Conditions can be viewed in the property details sent to you and on our website. We expressly point out that these Terms and Conditions form part of the contract.

The protection of personal data is important to us and is also legally required. Your personal data will be processed in accordance with data protection regulations. On our website (under Data Protection Information) you will find an overview that informs you about the most important aspects of the processing of personal data.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <2.500m

Krankenhaus <3.500m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <1.500m

Höhere Schule <1.500m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <500m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <2.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap